



City of San Marcos

Regular Meeting Historic Preservation Commission September 3, 2020, 5:45 PM

The Historic Preservation Commission may adjourn into executive session to consider any item on the agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made on the basis for the Executive Session discussion. The Historic Preservation Commission may also publicly discuss any item listed on this agenda for Executive Session.

Due to COVID-19, this will be a virtual meeting. For more information on how to observe the virtual meeting, please visit:

<https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA>

I. Call To Order

II. Roll Call

III. 30 Minute Citizen Comment Period: *Persons wishing to comment during the Citizen Comment Period must submit their written comments or requests to participate (speak) to planninginfo@sanmarcostx.gov no later than **12:00 p.m. (noon)** on the day of the meeting. A call-in number to join by phone or link to join by a mobile device, laptop, or desktop computer will be provided for participation. Timely submitted written comments will be read aloud during the Citizen Comment portion of the meeting. Written or oral comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read.*

MINUTES

1. Consider approval, by motion, of the August 6, 2020 regular meeting minutes.

PUBLIC HEARINGS

Interested persons may join and participate in any of the public hearing items (2) by:

- 1) Sending written comments, to be read aloud*; or*
- 2) Requesting a link to speak during the public hearing portion of the virtual meeting, including which item you wish to speak on*.*

Written comments or requests to join in a public hearing must be sent to planninginfo@sanmarcostx.gov no later than **12:00 p.m. (noon) on the day of the hearing. A call-in number to join by phone or link to join by a mobile device, laptop, or desktop computer will be provided for participation. Comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read. Any additional information regarding this virtual*

meeting may be found at the following link: <https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA>

2. **HPC-20-22 (552 Rogers Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Lisa Prewitt, on behalf of Mike Olstad, to allow the installation of two sixteen-inch rock faced retaining walls in the front yard of the property.

DISCUSSION ITEM

3. Consider approval of a special meeting date to hold public hearings and render decisions regarding Case Numbers HPC-20-19 (317 Scott Street) and HPC-20-21 (1114 West Hopkins Street) which were previously postponed.
4. Reburial of the Coahuiltecan people and provide direction to staff.
5. Update regarding the Downtown Design Guidelines and Architectural Standards project.
6. Update on 627 McKie Street and discussion on current demolition delay ordinance, Ordinance 2019-41 and provide direction to staff.
7. Potential future local historic landmarks and provide direction to staff.
8. Commission's Vision statement and provide direction to staff.

IV. FUTURE AGENDA ITEMS

Board Members may provide requests for discussion items for a future agenda in accordance with the board's approved bylaws. *(No further discussion will be held related to topics proposed until they are posted on a future agenda in accordance with the Texas Open Meetings Act.)*

V. Adjournment

Notice of Assistance at the Public Meetings

The City of San Marcos is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to ADArequest@sanmarcostx.gov.

For more information on the Historic Preservation Commission, please contact Alison Brake, Historic Preservation Officer and Planner at 512.393.8232 or abrake@sanmarcostx.gov.



CITY OF SAN MARCOS

Meeting Minutes

Historic Preservation Commission

Thursday, August 6, 2020

5:45 PM

Virtual Meeting

Due to COVID-19, this was a virtual meeting. For more information on how to observe the virtual meeting, please visit:

<https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA>

I. Call To Order

With a quorum present the regular meeting of the San Marcos Historic Preservation Commission was called to order at 5:45 p.m. on Thursday, August 6, 2020.

II. Roll Call

Present 5 – Commissioner Perkins, Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Kennedy

Absent 1 – Commissioner Meyer

III. 30 Minute Citizen Comment Period:

Kama Davis' response was read into record. Chair Perkins closed the Citizen Comment Period.

MINUTES

1. Consider approval, by motion, of the July 2, 2020 regular meeting minutes.

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Holder to approve the minutes as submitted. The motion carried by the following vote:

For: 5 – Commissioner Perkins, Commissioner Holder, Commissioner Arlinghaus, Commissioner Kennedy, and Commissioner Meyer

Against: 0

Absent: 1 – Commissioner Meyer

PUBLIC HEARINGS

- 2. HPC-20-19 (317 Scott Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Edward Newman to allow the demolition of the detached garage located at the rear of the property along the alley and construct a two-car garage accessory dwelling unit in the same location on the property.**

Chair Perkins announced that due to a notification error, a few properties did not receive adequate notice as required by the Development Code to hold a public hearing.

He stated that the request was postponed to the regular meeting scheduled for September 3, 2020.

- 3. HPC-20-20 (118 – 120 North LBJ Drive) Hold a public hearing and consider a request for a Certificate of Appropriateness by Mike Wills, on behalf of Scott Maupin, to allow the renovation of the front and rear façades including, but not limited to, renovation of store front with addition of new door, installation of new ground floor windows on the front façade, and replacement of upper story windows on front and rear facades of the building.**

Alison Brake gave a presentation outlining the request. She concluded the request the request for the various exterior renovations meets the regulations of the San Marcos Development Code [Sections 4.5.2.1(l)(1) (c), (d), and (g)] and is consistent with the Historic District Design Guidelines [Sections C.2.1(A), C.2.1(B)(2), C.2.1(C), C.2.1(D)(3), C.2.1(D)(5), C.2.2.1(C), C.2.2.2, C.2.2.3(A), C.2.2.3(B), C.2.2.4(A), C.2.3.3, C.2.2.4(G), C.2.2.5(A), C.2.2.5(D), and C.2.2.7(A)] and the Secretary of the Interior Standards [Standard Number 9] and recommended approval of the request as submitted.

No one spoke in favor nor in opposition. The applicant was available for questions. There were no further questions and Chair Perkins closed the public hearing.

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Dake to approve the front façade renovation which includes the addition of two new ground floor windows, a new recessed entryway, the relocation and replacement of the door leading to the second floor apartments, and relocation of the three markers on the building as it is consistent with the Historic District Design Guidelines [Sections C.2.1(A), C.2.1(B)(2), C.2.1(C), C.2.1(D)(5), C.2.2.1(C), C.2.2.2, C.2.2.3(A), C.2.2.3(B), and C.2.3.3] and the Secretary of the Interior Standards [Standard Number 9], and meets the San Marcos Development Code [Sections 4.5.2.1(l)(1)(c), (d), and (g)] with the following condition:

- 1. To further meet the Secretary of the Interior Standards for Rehabilitation, low-e glass windows with the least visible tint shall be utilized for the new windows installed on the ground floor.**

The motion carried by the following vote:

For: 6 – Commissioner Perkins, Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Kennedy

Against: 0

Absent: 1 – Commissioner Meyer

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Kennedy to approve the replacement of the upper story windows with custom made wood windows as it is consistent with the Historic District Design Guidelines [Sections C.2.2.5(A) and C.2.2.5(D)] and the Secretary of the Interior Standards with the following condition:

- 1. To further meet the Secretary of the Interior Standards for Rehabilitation, low-e glass windows with the least visible tint shall be utilized for the new replacement windows along the upper story front façade.**

The motion carried by the following vote:

For: 5 – Commissioner Perkins, Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Kennedy
Against: 0
Absent: 1 – Commissioner Meyer

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Holder to approve to approve the north and south side façade renovation which the replacement of the upper story windows with custom made wood windows as it is consistent with the Historic District Design Guidelines [Section C.2.2.7(A)] and the Secretary of the Interior Standards [Standard Number 9], and meets the San Marcos Development Code [Section 4.5.2.1(l)(1)(g)].

The motion carried by the following vote:

For: 5 – Commissioner Perkins, Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Kennedy
Against: 0
Absent: 1 – Commissioner Meyer

A motion was made by Commissioner Perkins, seconded by Commissioner Arlinghaus to approve the rear façade renovation which includes the removal of two modified windows and the replacement of two upper story windows with custom made wood windows as it is consistent with the Historic District Design Guidelines [Section C.2.2.7(A)] and the Secretary of the Interior Standards [Standard Number 9], and meets the San Marcos Development Code [Section 4.5.2.1(l)(1)(g)].

The motion carried by the following vote:

For: 5 – Commissioner Perkins, Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Kennedy
Against: 0
Absent: 1 – Commissioner Meyer

- 4. HPC-20-21 (1114 West Hopkins Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Shawn Dupont to allow the renovation and expansion of the existing detached garage located at the rear of the property.**

Chair Perkins announced that due to a notification error, a few properties did not receive adequate notice as required by the Development Code to hold a public hearing.

He stated that the request was postponed to the regular meeting scheduled for September 3, 2020.

ACTION ITEM**5. Consideration of a design of a local historic landmark plaque that can be placed on eligible local historic landmarks.**

Staff brought forward the design of the proposed landmark marker for the Commission to approve. The Commission discussed whether or not the marker should be placed on a pole and discussed the optimal height of the pole.

The Commission approved the design of the landmark plaque with the recommendations to utilize a 38-inch or 48-inch pole or taller to mount the marker on (5-0). The Commission directed staff to administratively work with the property owner to find the best location for the marker and to follow the Texas Historical Commission's marker policies on marker placement.

DISCUSSION ITEM**6. Possible measures for and impediments to preserving historic wood fences.**

The Commission postponed discussion of this item to the September 3, 2020 regular meeting.

FUTURE AGENDA ITEMS

Commissioner Perkins and Commissioner Holder requested the following items on a future agenda:

1. Update on the Downtown Design Guidelines and Architectural Standards.
2. Update on 627 McKie Street demolition review with a discussion on current demolition delay ordinance

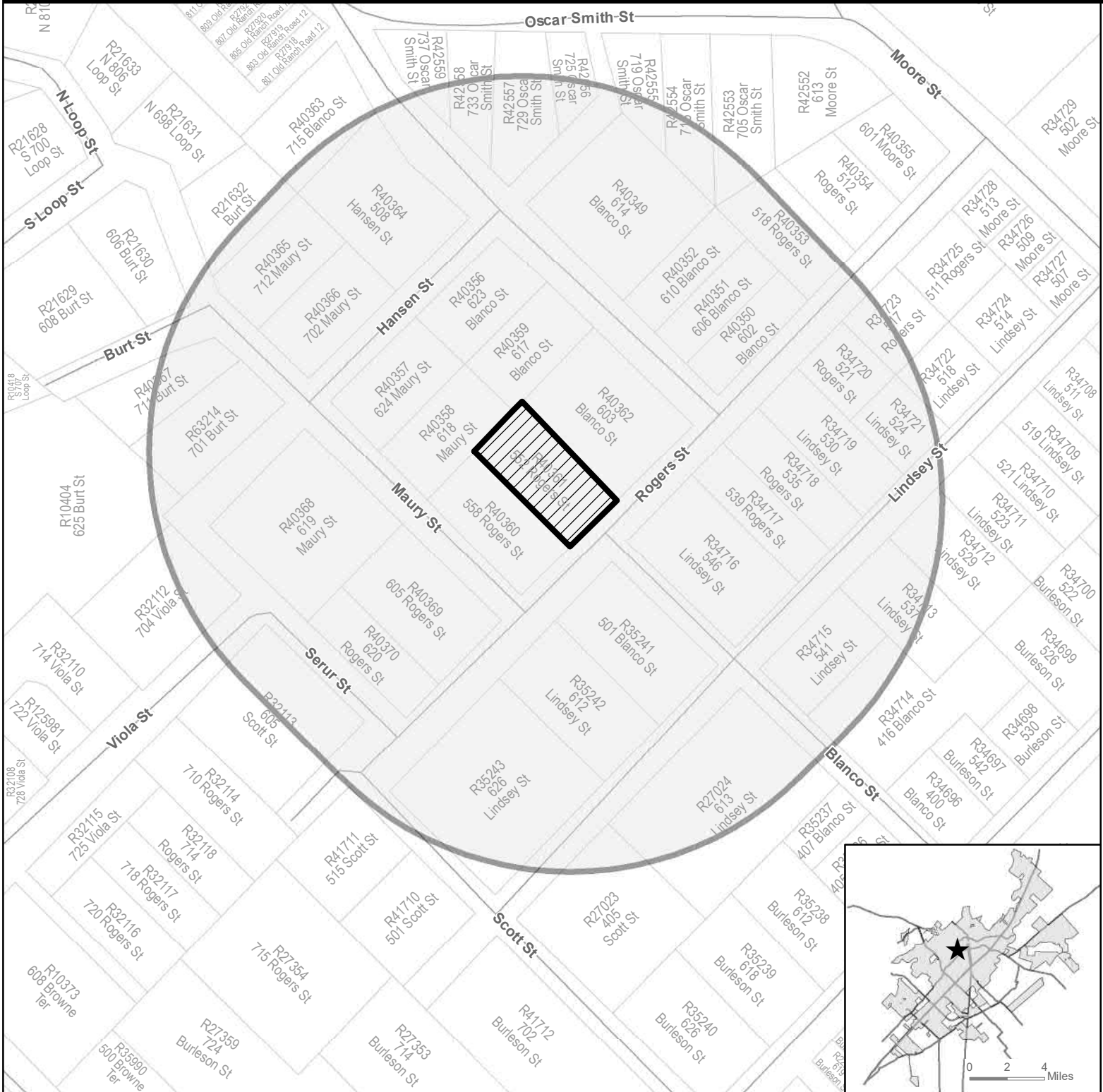
THERE BEING NO FURTHER BUSINESS CHAIR PERKINS DECLARED THE MEETING ADJOURNED AT 7:16 P.M.

Ryan Patrick Perkins, Chair

ATTEST:

Alison Brake, Historic Preservation Officer and Planner

HPC-20-22
400' Notification Buffer
552 Rogers St. (Rock Wall)



Site Location



Subject Property



400' Buffer

Parcel



City Limit



0 100 200 400 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 8/18/2020



Staff Report
Historic Preservation Commission
HPC-20-22

Prepared by: Alison Brake, CNU-A, Historic Preservation Officer and Planner

Date of Meeting: September 3, 2020

Applicant Information:

Applicant: Lisa Prewitt
619 Maury Street
San Marcos, TX 78666

Property Owner: Mike Olstad
552 Rogers Street
San Marcos, TX 78666

Public Hearing Notice:

Mailed: August 21, 2020

Response: None as of report date.

Subject Properties:

Location: 552 Rogers Street
Historic District: Lindsey-Rogers
Style: Neoclassical/National Folk
Date Constructed: c. 1910 (*My Historic SMTX*)
Priority Level: High (*My Historic SMTX*)
Listed on NRHP: No
RTHL: No

Applicant Request:

To allow the removal of the concrete steps located in the front yard at street level and installation of two sixteen-inch rock faced retaining walls in the front yard of the property.

Staff Recommendation:

- ☒ *Approval* - appears to meet criteria for approval
- ☐ *Approval with conditions* – see comments below
- ☐ *Denial* - does not appear to meet criteria for approval
- ☐ Commission needs to address policy issues regarding this case.

Staff Comments:

The subject property is located on Rogers Street, where Blanco Street meets with Rogers Street ("EXHIBIT A"). The property was evaluated in *My Historic SMTX* with a high preservation priority and is considered a contributing structure to the district ("EXHIBIT B"). High priority properties are those resources that have retained integrity, are significant or rare examples of a particular type or style, and/or have significant associations with the community. Typically, high priority properties are recommended as potentially National Register of Historic Places (NRHP) or local landmark eligible either individually or as part of a potential historic district.

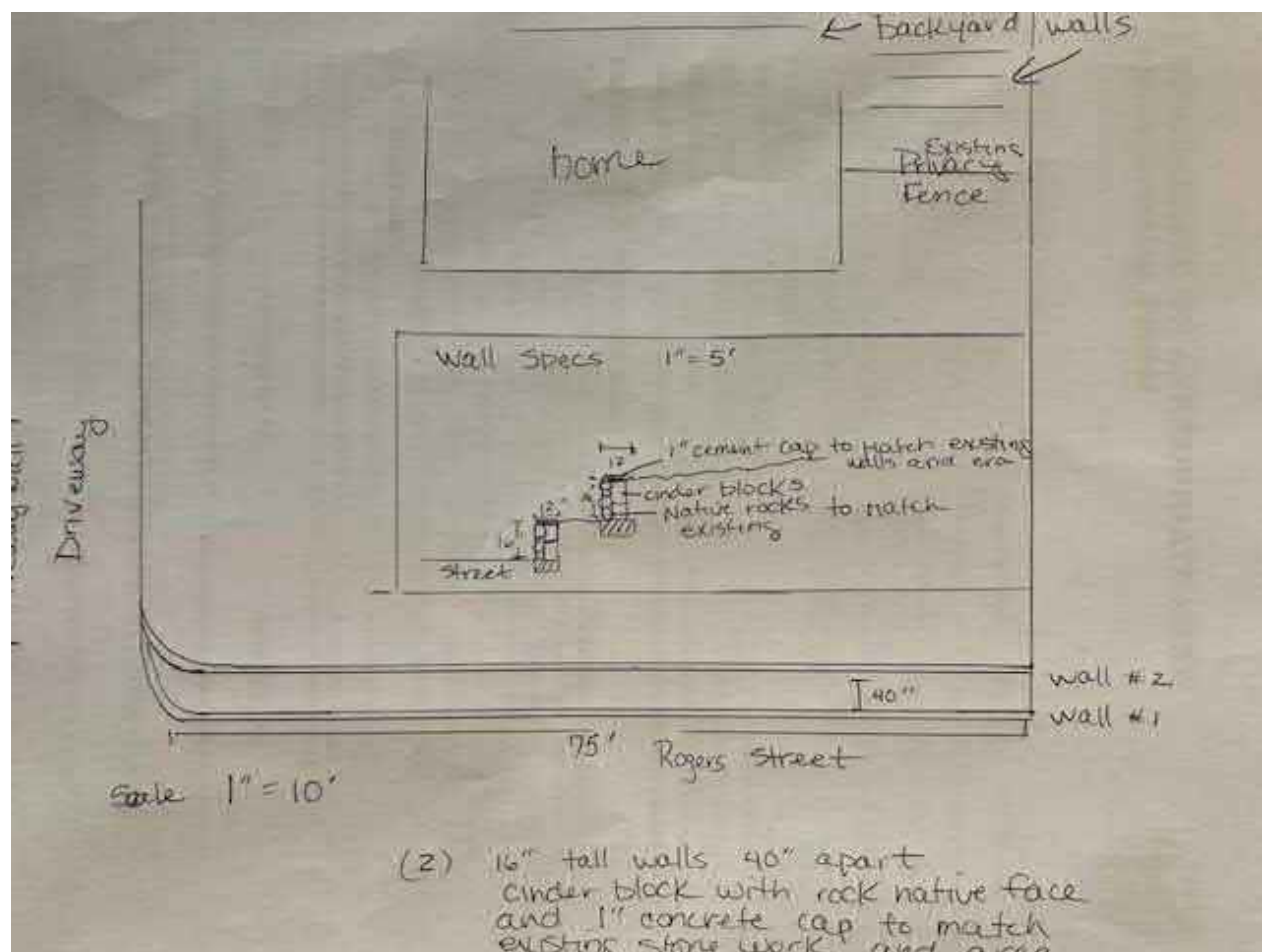
Photographs of the property from *My Historic SMTX* are shown below:



Staff received a phone call regarding the work being conducted on the site and asked for a Building Inspector be sent to talk to the property owner. At the same time, a Code Compliance Officer called to let staff know that a Stop Work Order had been issued to the property owner for work being done without a Certificate of Appropriateness. Following these events, an application for a Certificate of Appropriateness (COA) was submitted.

The applicant began construction on two perimeter retaining walls located in the front yard of the property, which included the removal of the concrete steps located at the street level. While a COA is required for changes in design or material to exterior features, a building permit is not.

The Scope of Work submitted with the application, indicates two (2) sixteen-inch tall walls located along the front of the property and 40-inches apart from each other. The intent is to construct these walls to mirror others on the property and in the surrounding area. The walls are being constructed out of cinder blocks and will be finished with a native rock face and will include a one-inch concrete cap along the top of both. The applicant has stated that the concrete steps will be not be reconstructed. The *My Historic SMTX* Historic Resources Survey Form notes the concrete steps as landscape features but does not include a date of construction of the steps. According to the property owner the concrete steps had been in failing condition for a number of years. The property owner felt that removing the steps altogether would lend to the security of the property.



Scope of Work & Site Plan

The applicant submitted the following photograph which shows the cinder block base of the wall:



Cinder block base of retaining wall (Wall #1)

As stated, the applicant intends to mirror other rock faced retaining walls located on the property; these are indicated on the site plan and appear to be located in the side and rear yards of the property. The applicant included the following photos of the existing walls:



Existing rock retaining wall on property



Existing rock retaining walls on property

Other rock retaining walls are located on nearby properties within the Lindsey-Rogers District as the following photographs, submitted by the applicant, show:



421-423 Moore Street



522 Burleson Street



530 Burleson Street



542 Burleson Street



537 Lindsey Street

Section C.3.4.3(A) of the Historic District Design Guidelines state that stone is used most commonly in San Marcos as material for foundations and retaining walls. That Section goes on to state that field stone or rubble stone (stone not cut into a rectangular shape) was used in the construction of walls or curbs in front of houses, held together with a lime mortar, and also utilized in drainage beds. The recommendation in Section C.3.4.3(B)(5) of the Historic District Design Guidelines is to use stone as a site design material for walks, walls, and planter beds. Staff finds the request for the retaining walls consistent with this.

Staff finds the request for the retaining walls consistent with Section 4.5.2.1(l)(1)(g) of the San Marcos Development Code. In addition, there are many similar stone perimeter walls not only in the Lindsey-Rogers District but in other adjacent historic districts. Staff finds the request for the retaining walls is also consistent with Section 4.5.2.1(l)(1)(i) which states that appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.

The Secretary of the Interior's Standards (SOIS) for Rehabilitation Standard Number 9 states that *"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."* Staff finds the request to install the retaining walls consistent with this recommendation. Standard Number 10 states that *"New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."* Staff finds the request consistent with this recommendation. Removal of the retaining walls would not impair the home's structure or historic integrity.

Staff has concerns with the removal of the concrete entry steps located at street level. The subject property and the property next door are both similarly situated atop of a small hill. Both properties include a set of concrete stairs to get one from the street up to the level of the house. The SOIS Guidelines do not recommend removing or substantially changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished. Staff finds these steps are an important character defining

feature of the property and that removal of them alters the home's presence on the hill. Staff finds the removal is not consistent with the Secretary of the Interior's Standards for Rehabilitation Standard Number 2: *"The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided."*

Staff finds the request for the installation of the retaining walls is consistent with the Historic District Design Guidelines [Section C.3.4.3(A) and Section C.3.4.3(B)(5)], the San Marcos Development Code [Section 4.5.2.1(l)(1)(g), Section 4.5.2.1(l)(1)(i)] and the Secretary of the Interior Standards for Rehabilitation [Standards 9 and 10] but the removal of the concrete steps is not consistent with the Secretary of the Interior Standards for Rehabilitation [Standard 2].

Staff finds that while the installation of the retaining walls will not have a negative effect on the property, the removal of the concrete entrance steps will affect the historic integrity of the property. Therefore, Staff recommends **approval of the request with the following condition:**

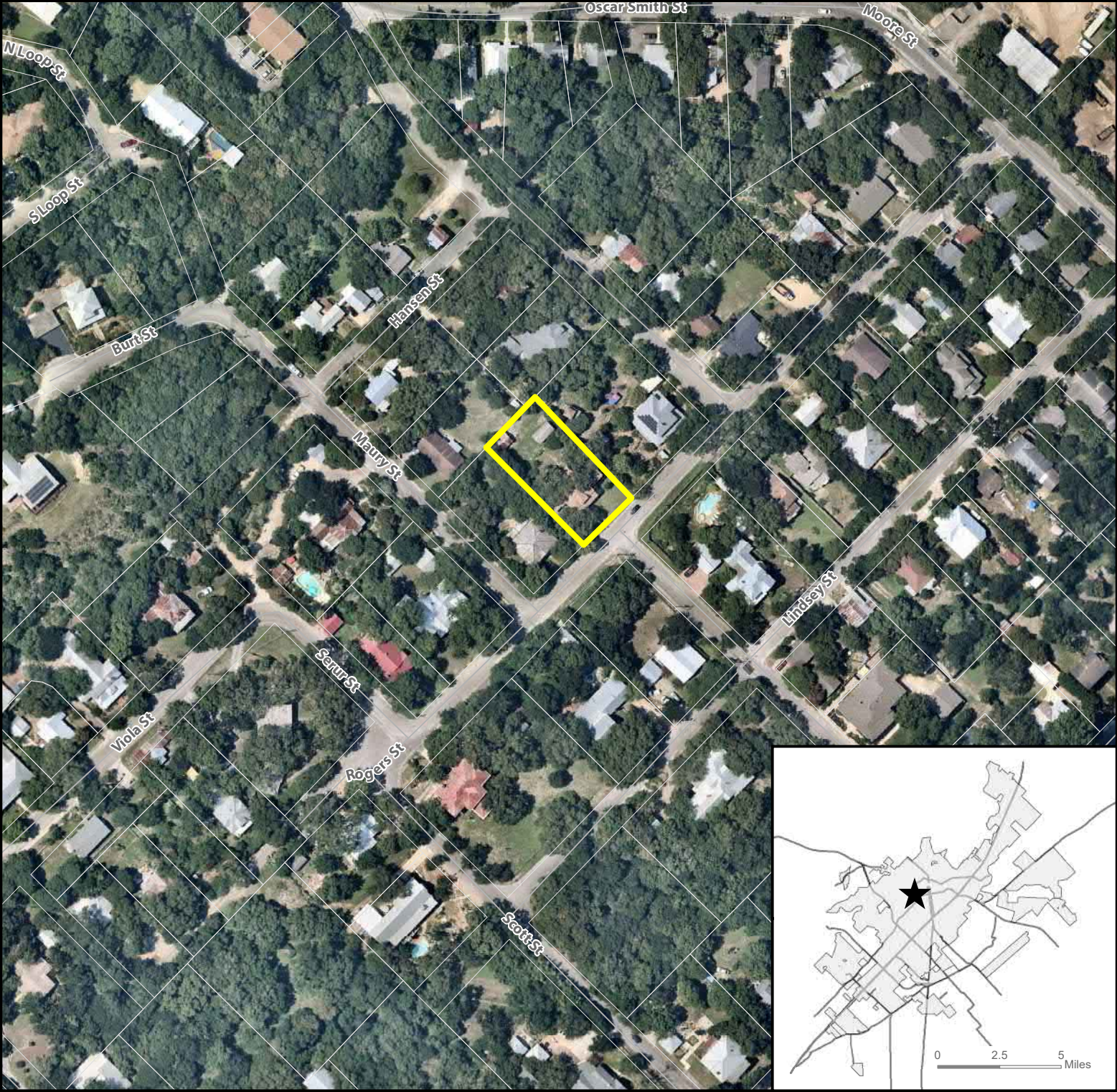
- 1. The concrete entrance steps located at street level, identified in My Historic SMTX as landscape features, are reconstructed.**

EXHIBITS

- A. Aerial Map
- B. Historic Resources Survey Form from *My Historic SMTX*
- C. San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(l)
- D. Secretary of the Interior Standards for Rehabilitation

HPC-20-22
Aerial View
552 Rogers St. (Rock Wall)

EXHIBIT A



Site Location



Subject Property



Parcel



City Limit



0 100 200 400 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 8/18/2020

TEXAS HISTORICAL COMMISSION

293

Historic Resources Survey Form

Project #: 00046

Local Id: R40361

County: Hays

City: SAN MARCOS

Address No: 552

Street Name: ROGERS ST

Block: 2

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: OLSTAD MICHAEL E & PAMELA M

Address: 552 ROGERS ST

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location

Latitude: 29.883643

Longitude: -97.950764

Parcel Id Phase 2

Legal Description (Lot\Block): J C ROGERS 36-48 LOT 6 BLK 3 GEO#332670746820

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name: Lindsey-Rogers Local Historic District

Current Designations: ☐ NR District☐ NHL☐ NR☐ RTHL☐ OTHM☐ HTC☐ SAL☒ Local☐ OtherIs property contributing? ☒

Architect:

Builder

Construction Date: ca. 1910

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 2/1/2019

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1910 Neoclassical cottage/National Folk-style residence with original wood siding, original front door, and original wood windows; Classical columns at full front porch; gabled side addition of historic age with wood siding and casement windows; large dormer with fixed glass windows; shed roof carport addition on side; identified as medium priority in 1997 Heritage Neighborhood survey; recommended high priority today for high integrity and as part of one of most intact/architecturally significant streets in district

☒ Additions, modifications **Explain:** Side addition (hist. age) and carport addition (on side)

☐ Relocated
Explain:

Historic Resources Survey Form

Project #: 00046

Local Id: R40361

County: Hays

City: SAN MARCOS

Address No: 552

Street Name: ROGERS ST

Block: 2

Stylistic Influence

Neoclassical (cottage); National Folk

Structural Details

Roof Form

Hipped

Plan

Modified L-Plan

Roof Materials

Composition Shingles

Chimneys

Brick, Exterior

Wall Materials

Wood Siding

Porches/Canopies

FORM Hipped Roof**SUPPORT** Classical columns**MATERIAL**

Windows

Wood, Casement (side addition)

Doors (Primary Entrance)

Single (original)

Landscape Features

Concrete steps at sidewalk

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture, Community Development

Applicable National Register (NR) Criteria:

- ☒ **A** Associated with events that have made a significant contribution to the broad pattern of our history
- ☐ **B** Associated with the lives of persons significant in our past
- ☒ **C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- ☐ **D** Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Significant/intact example of early 20th-century residence; reflects early 20th cent. neighborhood development

Periods of Significance:

ca. 1910-1975

Levels of Significance: ☐ National ☐ State ☒ Local**Integrity:** ☒ Location ☐ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association

Integrity Notes:

Original design somewhat altered by side addition but it is of historic age (ca. 1940s)

Individually Eligible? Undetermined**Within Potential NR District?:** Yes**Is Property Contributing?:** ☒**Potential NR District Name:** Lindsey-Rogers Historic District**Priority** High**Explain:** Contributing to local historic district

Other Information

Is prior documentation available for this resource? Yes**Type** ☐ HABS ☒ Survey ☐ Other

Documentation Details:

San Marcos Heritage Neighborhood Survey, 1997

Section 2.5.5.4 Criteria for Approval

The following criteria shall be used to determine whether the application for a certificate of appropriateness shall be approved, conditionally approved or denied:

- (1) Consideration of the effect of the activity on historical, architectural or cultural character of the Historic District or Historic Landmark;
- (2) For Historic Districts, compliance with the Historic District regulations;
- (3) Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued;
- (4) The construction and repair standards and guidelines cited in Section 4.5.2.1

Section 4.5.2.1 Historic Districts**I. Construction and Repair Standards.**

- (1) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
 - a. **Height.** The height of a proposed building shall be visually compatible with adjacent buildings.
 - b. **Proportion of building's front facade.** The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
 - c. **Proportion of openings within the facility.** The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
 - d. **Rhythm of solids to voids in front Facades.** The relationship of solids to voids in the front facade of a building shall be visually compatible with the other buildings to which it is visually related.
 - e. **Rhythm of spacing of Buildings on Streets.** The relationship of a building to the open space between it and adjoining buildings shall be visually compatible to the other buildings to which it is visually related.
 - f. **Rhythm of entrance and/or porch projection.** The relationship of entrances and porch projections to sidewalks of a building shall be visually compatible to the other buildings to which it is visually related.
 - g. **Relationship of materials, texture and color.** The relationship of the materials, and texture of the exterior of a building including its windows and doors, shall be visually compatible with the predominant materials used in the other buildings to which it is visually related.
 - h. **Roof shapes.** The roof shape of a building shall be visually compatible with the other buildings to which it is visually related.
 - i. **Walls of continuity.** Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.
 - j. **Scale of a building.** The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.
- (2) The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained this section, the Historic Design Guidelines located in Appendix C of the San Marcos Design Manual and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



PLANNING AND DEVELOPMENT SERVICES

TO: Historic Preservation Commission
FROM: Alison Brake, CNU-A, Historic Preservation Officer and Planner
DATE: August 20, 2020
RE: **AGENDA ITEM 4: REBURIAL OF THE COAHUILTECAN PEOPLE**

Commissioner Perkins and Commissioner Arlinghaus requested that this item be placed on the agenda for discussion.

The following information was obtained by Commissioner Perkins from a public posting by the Indigenous Cultures Institute. It pertains to the Miakan-Garza Band of the Coahuiltecan people seeking letters of support in their efforts to have remains they claim as their ancestors returned to them for reburial.

Staff is seeking direction regarding what the Commission would like to do.

HELP US REBURY OUR ANCESTORS

The University of Texas at Austin refuses to convey the remains of three Native American ancestors claimed for reburial by the Miakan-Garza Band of the Coahuiltecan people, a state-legislature-recognized tribe of Texas. The three ancestors, unearthed in Hays County over sixty years ago, are part of the University's "collection" of more than 2,400 Native remains kept in cardboard boxes housed in a warehouse in North Austin. Now the tribe is asking Texans to help them secure these remains for reburial.

"We asked for our ancestors more than four years ago," says Dr. Mario Garza, cultural preservation officer for the Miakan-Garza Band. "After years of letters, emails, and meetings, we finally got a letter of denial on July 7th of this year."

According to the letter signed by Brian Roberts, director of the Texas Archeological Research Laboratory, the Miakan-Garza's request was denied because the University was unable to identify a shared group identity between the remains and any group, including the Miakan-Garza Band. Documentation of shared group identity is considered during the federal Native American Graves Protection and Repatriation Act (NAGPRA) process, which requires institutions to convey remains back to tribes for reburial.

“These remains are classified as ‘culturally unidentifiable’ which means that they are too old to associate with any known, federally recognized tribes in existence today,” says Dr. Garza. “We submitted documentation that our Coahuiltecan people are original Texas Natives who have lived here continuously for the past 14,000 years – these ancient remains belong to us.”

In 2014 the Miakan-Garza Band submitted a similar request to Texas State University for one set of remains unearthed in San Marcos, providing documentation of shared group identity with the “culturally unidentifiable” remains. The documentation was accepted, and the tribe was given possession of their ancestor after proceeding through the NAGPRA process.

“We gave U.T. the same documentation that was accepted by Texas State University, the NAGPRA Review Committee, and the Secretary of the Interior, when those entities gave us one of our ‘culturally unidentifiable’ ancestors to rebury,” says Dr. Garza. “Why won’t U.T. accept the same documentation and let us rebury our relations?”

The tribal elders believe that the University wants to maintain the status of holding one of the largest archeological collections of Native American remains. According to the NAGPRA database, approximately 3,500 culturally unidentifiable Native American remains have been removed from Texas and are held in institutions and museums throughout the country. Of those 3,500 remains, over 2,400 are held by the University of Texas.

“We believe that when a person is buried, they depart on their spiritual journey. When they are unearthed, their spiritual journey is interrupted and they are suspended in agony,” says Dr. Garza. “It is our obligation as indigenous people to return our ancestors to Mother Earth so they can proceed to the Great Mystery of the Cosmos.”

Members of the Miakan-Garza Band have been involved in repatriation for over thirty years. They participated in establishing the Comanche Cemetery repatriation burial grounds at Fort Hood in 1998, and in one of the largest repatriations of almost 200 remains at Mission San Juan in San Antonio in 1999. The tribe collaborated with the City of San Marcos to establish the first city repatriation site in Texas in 2016 and has reinterred seven remains there during the past three years.

“It is extreme arrogance for an institution to own the remains of a people and deny their descendants’ religious right to bury their dead,” says Dr. Garza. “We are now sending a plea to all people of good conscience: Help us to rebury our ancestors.”

The tribe is asking for letters to be sent to the president of U.T. Austin, Jay Hartzell at 110 Inner Campus Drive, Stop G3400, Austin, TX 78712-3400 or president@utexas.edu.

For more information, contact the Miakan-Garza tribe through their nonprofit, Indigenous Cultures Institute at <https://IndigenousCultures.org> or at ICinfo@IndigenousCultures.org, call Dr. Garza at 512-393-3310



PLANNING AND DEVELOPMENT SERVICES

TO: Historic Preservation Commission
FROM: Alison Brake, CNU-A, Historic Preservation Officer and Planner
DATE: August 17, 2020
RE: AGENDA ITEM 5: DOWNTOWN DESIGN UPDATE

In January 2020, the San Marcos City Council provided direction to update the design standards and guidelines using the guidance of the previous consultants, Winter & Company. The update to the design standards and guidelines is intended to include new standards to address design issues, new graphics to clearly illustrate the standards and guidelines, and shall be tailored to various contexts within downtown.

To date, there have been three stakeholder meetings held in April, including one with the Historic Preservation Commission, and a community survey was conducted in May. A virtual Joint City Council and Planning & Zoning Commission workshop was held in June, followed by a Virtual Community Workshop in July. Both were interactive and participants learned about architectural styles and provided input on the vision for different areas of downtown.

Upcoming deliverables for Fall 2020 include:

- Outline for changes to the design standards and guidelines
- Draft #1 of changes to design standards and guidelines



PLANNING AND DEVELOPMENT SERVICES

TO: Historic Preservation Commission
FROM: Alison Brake, CNU-A, Historic Preservation Officer and Planner
DATE: August 18, 2020
RE: **AGENDA ITEM 6: 627 McKIE STREET UPDATE & DEMOLITION DELAY ORDINANCE DISCUSSION**

Commissioner Holder requested an update on the demolition review of the property located at 627 McKie Street as well as a discussion over Ordinance 2019-41, the demolition delay ordinance.

At its meeting on April 23, 2020, the Historic Preservation Commission determined the building located at 627 McKie Street to be historically significant and that there is potential for the preservation of historic character and delayed issuance of demolition permit #2020-31314 for an additional 90 days. To date, staff has not received alternatives to demolition or methods for the potential preservation of historic character of the property. The 90-day extension ends on September 6, 2020, after which date the demolition permit may be issued.

The demolition delay ordinance, Ordinance 2019-41, was adopted on November 19, 2019. The purpose this ordinance is to provide criteria to prevent or minimize unnecessary damage to the quality and character of the city's historic resources. The ordinance requires a review of any request for demolition of a building meeting the criteria in Section 2.7.4.1(B) of the Development Code. The ordinance requires that a public hearing before the Commission is scheduled and notice of the request for demolition is sent to a list of entities [Section 2.7.4.3(A)(2)]. Strengthening the historic preservation ordinance by including a demolition review of historic resources was a goal of the Commission as well as a recommendation of *My Historic SMTX*.

Staff reviews all demolition permits and if an application meets the criteria in the demolition delay ordinance, the process outlined in the ordinance is followed. The only application that has met the criteria is the property at 627 McKie Street. If the Commission seeks to update the ordinance, a Recommendation Resolution will first be required to be sent to the City Council. The ordinance is attached to help facilitate discussion.

ORDINANCE NO. 2019-41

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS AMENDING CHAPTER 2 OF THE SAN MARCOS DEVELOPMENT CODE BY REQUIRING A 90-DAY REVIEW PERIOD FOR APPLICATIONS TO DEMOLISH CERTAIN QUALIFYING HISTORIC AGED BUILDINGS; REQUIRING ADVANCE PUBLIC NOTICE OF THE PROPOSED DEMOLITION OR REMOVAL OF ANY SUCH BUILDING; PROVIDING EXCEPTIONS TO SUCH REVIEW PERIOD FOR ANY PART OF A BUILDING THAT IS NOT HISTORICALLY SIGNIFICANT; PROVIDING FOR PENALTIES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF ANY CONFLICTING PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN MARCOS, TEXAS:

SECTION 1. Section 2.7.3.1(B) of the San Marcos Development Code, Subchapter B of the San Marcos City Code, is amended by adding a new subsection 3, as set forth below. Added text is indicated by underlining.

DIVISION 3: CONSTRUCTION PERMITS

Section 2.7.3.1 Purpose, Applicability, Exceptions and Effect

- A. Purpose.** Approval of a construction permit confirms that the application conforms to all requirements of this Development Code pertaining to the construction of the proposed structure.
- B. General Applicability.** A construction permit is required prior to the construction, demolition, alteration or placement of a structure on a lot, tract or parcel.
 - 1. Applicability related to Building Permits.** An application for a building permit is required within the city limits, or in the city's extraterritorial jurisdiction when provided for in a development agreement or when tying into the City's water, wastewater or electric utility.
 - 2. Applicability related to Certificates of Occupancy.** A certificate of occupancy must be obtained prior to habitation, occupation, or use of any structure, within the city limits, or in the city's extraterritorial jurisdiction when provided for in a development agreement.
 - 3. Applicability to Demolition Permits for Historic Age Resources.** All applications for demolition of a building shall be subject to review in

accordance with Division 4 of this Article for a determination whether historic age resources are affected before the application may be approved and a permit issued.

SECTION 2. Chapter 2, Article 7 of the San Marcos Development Code, Subchapter B of the San Marcos City Code, is amended by adding a new Division 4, as set forth below. Added text is indicated by underlining.

DIVISION 4: DEMOLITION REVIEW FOR HISTORIC AGE RESOURCES

Section 2.7.4.1 Purpose, Applicability, Exceptions, and Effect

A. Purpose. The purpose of this process is to provide criteria to prevent or minimize unnecessary damage to the quality and character of the city's historic resources by requiring the review of any request for demolition of a building meeting the criteria in this Division to enable a determination of its historic significance, and to provide the public, other interested preservation-based organizations, and city staff an opportunity to work with the property owner on alternative solutions to demolition where possible.

B. 90-Day Review Period for Certain Buildings. A demolition permit shall not be issued until at least 90 days after the date of filing of a complete application for the demolition of any building or part thereof:

1. located inside the *My Historic SMTX* historic resources survey (the "Historic Resources Survey") boundaries, as amended or supplemented, evaluated therein as a high or medium preservation priority; or
2. located outside the Historic Resources Survey boundaries, as amended or supplemented, that is listed on the National Register of Historic Places (NRHP), a Recorded Texas Historic Landmark (RTHL), or at least 80 years of age.

No building, nor any part thereof, subject to this Section maybe demolished or removed unless a permit authorizing such demolition or removal has been issued by the city.

C. Exceptions. This Section does not apply to:

1. the demolition of a building, or part thereof, within a local historic district or that is a local historic landmark and for which a certificate of appropriateness for demolition is required; or
2. the demolition of a building, or part thereof, the condition of which is determined by the Chief Building Official or the Fire Marshal to be an imminent threat to public safety; or

3. the demolition of a building, or part thereof, identified in the Historic Resources Survey as not historically significant; or
4. the demolition of a building, or part thereof, located on a property identified in the Historic Resources Survey that is not at least 50 years old or older.

Section 2.7.4.2 Application Requirements

- A.** An application to demolish a building, or part thereof, subject to this Division shall conform to the requirements for a construction permit and shall be submitted in accordance with the universal application procedures in Section 2.3.1.1, subject to the requirements of this Division.

Section 2.7.4.3 Process

A. Responsible Official Action

1. The responsible official shall complete the review of the application, and determine if the application concerns a building, or part thereof, subject to Section 2.7.4.1(B).
2. If the application is determined by the responsible official to concern a building subject to Section 2.7.4.1(B), the responsible official shall schedule a meeting and public hearing before the Historic Preservation Commission under Subsection (B). The responsible official shall send notice of the request for demolition and of the public hearing within 20 days of the complete application being submitted to the following:
 - a. San Marcos Daily Record (published notice) in accordance with Section 2.3.2.1(A);
 - b. The owners of real property Owners within 400 feet of the lot or tract of land subject to the request (mailed notice) in accordance with Section 2.3.2.1(B);
 - c. Historic Preservation Commission (E- Notice);
 - d. Planning and Zoning Commission (E-Notice);
 - e. Neighborhood Commission (E-Notice);
 - f. President of the Heritage Association (E- Notice);
 - g. Hays County Historical Commission (E- Notice);
 - h. Neighborhood Commission (E- Notice);
 - i. President of the Council of Neighborhood Associations (“CONA”) (E- Notice);
 - j. Certified Local Government Coordinator with the Texas Historical Commission (E-Notice);
 - k. Executive Director of Preservation Texas (E-Notice); and

1. Any interested persons signed up to receive Notice of Application under Sec. 2.3.2.1. (E-Notice).

B. Historic Preservation Commission Action

1. The Historic Preservation Commission shall hold a public hearing to consider the demolition delay period and allow the discussion of alternatives to demolition and methods for the potential preservation of historic character.
2. The Historic Preservation Commission shall consider the criteria for eligibility in accordance with Section 2.5.4.5 and the potential for preservation of historic character when determining the demolition delay period.
 - a. If the building, or part thereof, is not initially determined to be historically significant, the demolition permit shall be issued following the Commission's determination without further notice, subject to the requirements of other applicable ordinances.
 - b. If the building is determined to be historically significant, and there is potential for the preservation of historic character then the Commission may extend delaying the issuance of the demolition permit to allow all potentially interested parties to take whatever steps deemed appropriate to accomplish the preservation of the building. The delay may be extended for good cause by the Commission for an additional 90 days but in no event shall the total extension be for more than 180 days.

C. Notifications to be Provided to City Council

The city manager, or his designee, shall notify the city council of the final disposition of any application for a demolition permit within seven days after such final disposition.

SECTION 2.7.4.4 Violation and Penalties

- A. It is a violation of this Division to demolish or remove a building subject to this Division, or part of or addition to such building, without having been issued a permit from the city specifically authorizing the demolition or removal. A person who violates this ordinance shall be subject to a fine of \$2,000.00. A culpable mental state is not required to establish a violation of this ordinance.
- B. In addition to the assessment of any criminal penalties, the city may pursue any remedies available at law or in equity, including injunctive relief, to enforce the provisions of this ordinance.

SECTION 4. In codifying the changes authorized by this ordinance, paragraphs, sections and subsections may be renumbered and reformatted as appropriate consistent with the numbering and formatting of Subchapter B of the San Marcos City Code.

SECTION 5. If any word, phrase, clause, sentence, or paragraph of this ordinance is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this ordinance will continue in force if they can be given effect without the invalid portion.

SECTION 6. All ordinances and resolutions or parts of ordinances or resolutions in conflict with this ordinance are repealed.

SECTION 7. This ordinance will take effect after its passage, approval and adoption on second reading.

PASSED AND APPROVED on first reading on November 6, 2019.

PASSED, APPROVED AND ADOPTED on second reading on November 19, 2019.



Jane Hughson
Mayor

Attest:



Jamie Lee Case
City Clerk

Approved:



Michael J. Cosentino
City Attorney



PLANNING AND DEVELOPMENT SERVICES

TO: Historic Preservation Commission
FROM: Alison Brake, CNU-A, Historic Preservation Officer and Planner
DATE: August 17, 2020
RE: **AGENDA ITEM 7: FUTURE LOCAL LANDMARKS**

Commissioner Perkins requested this item be placed on a future agenda for discussion at the July meeting. This topic has been discussed at previous meetings. In late 2019, using the recommendations in *My Historic SMTX*, under Section IX.A.3, the Commission directed staff to send letters to property owners of buildings located outside of existing historic districts which had some sort of historic designation in place, either listed on the National Register of Historic Places or designated as Recorded Texas Historic Landmark, and were evaluated with a high preservation priority in the survey. The letter included information on state and federal tax incentives, if applicable, and encouraged the property owner to contact staff if interested in pursuing a local landmark designation. To date, staff has only spoken to Dr. Ricardo Espinoza, the Executive Director of El Centro. Both Section IX.A.3 and a list of the properties that received a letter have been included as attachments to help facilitate the discussion.

As a reminder, Texas House Bill 2496 passed in May 2019 requires property owner consent to the designation as a local historic landmark. If the owner does not consent to the designation, a $\frac{3}{4}$ vote is required by the Historic Preservation Commission, the Planning and Zoning Commission, and the City Council. Also, the owner may withdraw their consent at any point during the designation process. It is strongly recommended to work with property owners to undertake any local landmark designations.

as currently codified in the San Marcos Development Code (Chapter 2, Article 5, Division 4, Section 2.5.4.5). Existing criteria include consideration of four factors: A.) historical, architectural, and cultural significance of the site(s); B.) suitability for preservation or restoration; C.) educational value; and D.) satisfaction of criteria established for inclusion of the site(s) and/or district in the National Register of Historic Places. Many other local municipalities in Texas, such as San Antonio, Dallas, and Fort Worth, have a broader range of designation criteria that take into consideration and specifically address characteristics such as ethnic heritage, folk or ethnic art, significant utilitarian structures, relationship to other resources (buildings, areas, etc.), locations as a unique or familiar visual feature, local archeological significance, and current designation as an RTHL, SAL, or NRHP-listed resource.

IX.A.3. Individual (Thematic) Local Landmark and NRHP Designation Initiatives

The City of San Marcos has seven designated local historic districts and a large number of individual historic resources (both within and outside of the local historic districts) that are NRHP listed or designated as RTHLS. However, the city has very few individually designated local landmarks. The majority of resources recommended as high preservation priority within both phases of the survey (refer to **Table 4**) have no previous NRHP or RTHL designation and are located outside of the existing local historic districts.

NRHP listing (i.e. designation), for both districts and individual resources, is a largely honorary designation and does not impose any restrictions on property owners. NRHP listing does, however, provide a measure of protection for NRHP-listed resources, as well as for resources that are determined *eligible* for NRHP listing, from undertakings involving a federal agency, federal funding, or federal permitting. In these instances, the lead agency must identify NRHP-listed or eligible resources, take into consideration the effects of the undertaking on the resources, and attempt to avoid or minimize harm to these resources or mitigate harm if they are to be adversely affected.

NRHP listing is a way to honor and commemorate the architectural, historical, and cultural significance of an area or an individual resource and can be an effective tool to stimulate interest and pride in a community. NRHP listing can also be a first step toward future local historic district or individual landmark designation, which entails specific guidelines related to exterior alterations and protection from demolition.

NRHP listing may also make resources eligible for potential state and federal tax credits for rehabilitation. The Federal Historic Preservation Tax Incentive Program provides a 20 percent tax credit for the substantial rehabilitation of historic income-producing or non-profit buildings.¹⁷⁵ One of the eligibility requirements for the federal tax credit program is that a property must be either individually NRHP listed or certified as a contributing resource to an NRHP-listed historic district. The Texas Historic Preservation Tax Credit Program is a state tax credit for 25 percent of eligible rehabilitation costs for income-producing or non-profit buildings. For the state tax credit, a building must be either currently designated (including NRHP-listed, contributing to an NRHP-listed district, an RTHL, or SAL) or officially determined eligible for listing in the NRHP and officially listed by the time the tax credit is taken.¹⁷⁶ Local historic districts can, however, in some cases, be certified by the NPS as Certified Historic Districts and can receive the same tax credits as NRHP-listed districts.

Local landmark (and local district) designation offers the greatest protection from demolition or inappropriate exterior alterations through a design review process. Prior to receiving building or demolition permits, a Certificate of Appropriateness (COA) must be obtained from the City. The COA is reviewed by City staff and then presented for review by the HPC at a public hearing. The HPC may approve, deny, or include specific conditions in the COA, following the Secretary of the Interior's Standards for the Treatment of Historic Properties and the San Marcos Land Development Code and associated San Marcos Design Manual.

It is therefore strongly recommended that the City work with property owners to undertake a local landmark designation initiative to provide protection for significant individual historic resources. Public involvement efforts such as community meetings and distribution of survey forms and copies of the current survey report could be offered to stimulate interest and provide information about the landmark designation process.

The previous section of this report identified those resources that have been recommended as high preservation priority and potentially eligible for historic designation. Due to the number and variety of resources identified, it is recommended that the City approach the local landmark initiative process thematically as well as by priority of potential threat from demolition or development. The following themes and priorities are recommended as potential local landmark designation initiatives:

- **High Priority Resources with Current NRHP, RTHL, or SAL Designations** – Numerous high preservation priority resources currently NRHP listed or designated as RTHLs or SALs are located outside of the city's existing local historic districts. These resources have already been identified as significant for their architectural or historical associations and are recommended for individual local landmark designation to ensure protection from hasty demolition and inappropriate alterations.
- **Downtown and Commercial Corridors** – This includes the high priority commercial and institutional resources as well as some former residences now in commercial use within the survey area boundaries of downtown and the commercial corridors of E. and W. San Antonio, Hopkins, and Hutchison streets as well as Pat Garrison Street and University Drive. A number of significant resources were identified along these corridors and are within the areas of highest development pressure. In particular are several former residences, now primarily in commercial and multi-family use, that are recommended as high preservation priority located between W. Hopkins, W. Hutchison, N. Comanche, W. San Antonio, and North streets. In addition to buildings, this thematic designation could also include historic signage, specifically the pole signs associated with the resources at 176 S. LBJ Drive (OST Liquor) and the shopping center at 301 N. Edward Gary Street (Nelson Center). The OST Liquor sign was recently removed but could be reinstalled or repurposed at a future date.
- **Educational Resources** – The Lamar School has been evaluated as high preservation priority as an example of mid-twentieth-century school design and for its association with early desegregation. The building is vacant, and the site is potentially threatened with demolition and/or

redevelopment. An intensive-level survey is recommended to fully establish its role in the early integration of public schools both locally and statewide. The Southside School, although currently in use and not known to be threatened, is also recommended as a high priority resource for its association with Mexican American education. In addition to these two resources, other school buildings of historic age outside the current survey boundary area should be assessed for architectural and historical significance. Together with the Lamar and Southside Schools, these resources could be landmarked as a multi-cultural educational-themed designation.

- **Mid-century Modern Resources** – Several individual mid-century resources were identified during the reconnaissance survey (refer to **Survey Inventory Table** in **Appendix C**). One resource in particular is currently undergoing alterations and partial demolition: the former Frost Bank building at 231 N. Guadalupe Street. The former drive-thru facilities associated with this bank, however, remain intact and are significant examples of the resource type. Other significant mid-century buildings include the current Calvary Chapel of the Springs (the former public library designed by renowned Austin architect Arthur Fehr of the firm of Fehr and Granger) and Christ Chapel near Texas State University. A small number of additional mid-century-modern residences were also identified and could be included in a thematic landmark designation.
- **Victory Gardens and East Guadalupe Residential Resources** – Several individual high preservation priority resources were identified in the Victory Gardens and East Guadalupe neighborhoods. Although both neighborhoods lack cohesiveness as potential historic districts, the individual high priority resources are some of the most intact examples of remaining historic-age residential construction. This includes some of the oldest remaining houses in the East Guadalupe neighborhood and the most intact former military barracks relocated for housing after World War II in Victory Gardens.

In addition to local landmark designation, it is recommended that the City work with property owners to nominate the following three resources to the NRHP. Two of the resources are currently vacant and potentially threatened by neglect. All three of the resources have significant historical and cultural associations with the local community and could be eligible for state and federal tax credits for rehabilitation if they are NRHP listed.

- Old First Baptist Church (recently designated as a local historic landmark)
- Former Lamar School – pending a recommended intensive-level survey
- Former Southside School (Centro Cultural Hispano de San Marcos)

IX.A.4. Local Historic District Designations

Initiation of local historic district designation is recommended for the areas identified in **Section VIII.B. Potential Historic Districts and Expansions of Existing Districts**. Priority should be given to the potential expansion of the Downtown Historic District along N. and S. LBJ Drive, as development pressure and the threat of demolition is greatest within downtown San Marcos. Likewise, for the potential residential district expansions and new district creation, it is recommended that designation initiatives focus first on

High Priority Resources (outside existing districts)



National Register of Historic Places = NRHP; Recorded Texas Historic Landmark = RTHL; Official Texas Historic Marker = OTHM

Address	Resource Type/Description	Previous Designation
211 Lee Street	Southside School/Centro Cultural Hispano de San Marcos	RTHL & OTHM
401 N. Comanche Street	Goforth-Harris House	NRHP listed
350 North Street	Former First Baptist Church (Sanctuary Lofts)	OTHM
1100 Patton Street	Cuahtemoc Hall	OTHM
312 Porter Street	San Marcos Milling Company	NRHP listed
1000 Prospect Street	Wonder World Cave (Bever's Cave)	OTHM
101 S. Edward Gary Street	Moore Grocery Company Building	NRHP listed
120 W. Grove Street	Farmers Union Gin Company	NRHP listed/RTHL/OTHM
124-126 W. Hopkins Street	Simon Building (part of First United Methodist Church)	NRHP listed
225 W. Hopkins Street	Former Episcopal Rectory	NRHP listed
316 W. Hopkins Street	John Matthew Cape House	NRHP listed/RTHL/OTHM
129A W. Hutchison Street	First United Methodist Church	NRHP listed/RTHL/OTHM
410 W. Hutchison Street	First Presbyterian Church	OTHM
411 W. San Antonio Street	Basil Dailey House	RTHL & OTHM
500 W. Hutchison Street	Lamar School	<i>OTHM for site of Corone/Institute</i>

Resources Mentioned at 9.5.19 Meeting



National Register of Historic Places = NRHP; Recorded Texas Historic Landmark = RTHL; Official Texas Historic Marker = OTHM

Address	Resource Type/Description	Previous Designation	My Historic SMTX Evaluation
626 Lindsey Street	Williams-Tarbutton House (located in Lindsey-Rogers Historic District)	NRHP listed	High Preservation Priority
215 W. San Antonio	Commercial Use	None	High Preservation Priority
Lime Kiln Road	Belger-Cahill Lime Kiln/Old Lime Kiln	NRHP Listed and OTHM	Recommendation for evaluation and further research (page 86 of Survey Report)



PLANNING AND DEVELOPMENT SERVICES

TO: Historic Preservation Commission
FROM: Alison Brake, CNU-A, Historic Preservation Officer and Planner
DATE: August 18, 2020
RE: AGENDA ITEM 8: COMMISSION VISION STATEMENT

In 2017, the Commission crafted the following vision statement: ***“Using the power of history to transform lives, create a sense of place, and protect and promote the unique identity of San Marcos.”***

After much discussion surrounding this topic at the recent Historic Preservation Commission’s Visioning Workshop, the Commission requested that the Vision statement be placed on the next meeting agenda for discussion.